

6350
SANTA MONICA BLVD.



LOS ANGELES, CA 90038

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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CMPM 6350 Santa Monica Blvd_OM_Waller_v07_GH 08/25/25



CONTENTS

- 01** Executive Summary
- 02** Property Overview
- 03** Floor Plans
- 04** Opportunity Zone
- 05** Development Potential
- 06** Amenity Map
- 07** Additional Photos

The Offering

CBRE is pleased to present the opportunity to purchase or lease 6350 Santa Monica Blvd, a 29,057 SF free-standing creative office building at the southwest corner of Santa Monica Blvd and Lillian Way in the heart of the Hollywood Media District.

Investment Highlights

Situated on 0.85 acres, the fully-gated and secured property consists of a recently renovated, two-story creative office building and connected parking lot. Features include ample indoor-outdoor workspace, coffee shop / commissary and gym. Additionally, the property is located in an Opportunity Zone and has future redevelopment potential.



PROPERTY OVERVIEW

PROPERTY OVERVIEW

02

Property Overview

ADDRESS	6350 Santa Monica Blvd, Los Angeles, CA 90038
MARKET/SUBMARKET	Los Angeles / Hollywood
BUILDING SIZE	±29,057 SF
LAND SIZE	±0.85 AC / ±37,026 SF
PARKING	±50 Spaces (1.7 per 1,000 SF) Ability to park additional cars via valet
APNS	5533-016-002; 5533-016-005; 5533-016-006
YEAR BUILT	1956
ZONING	[Q] M1-2D SN

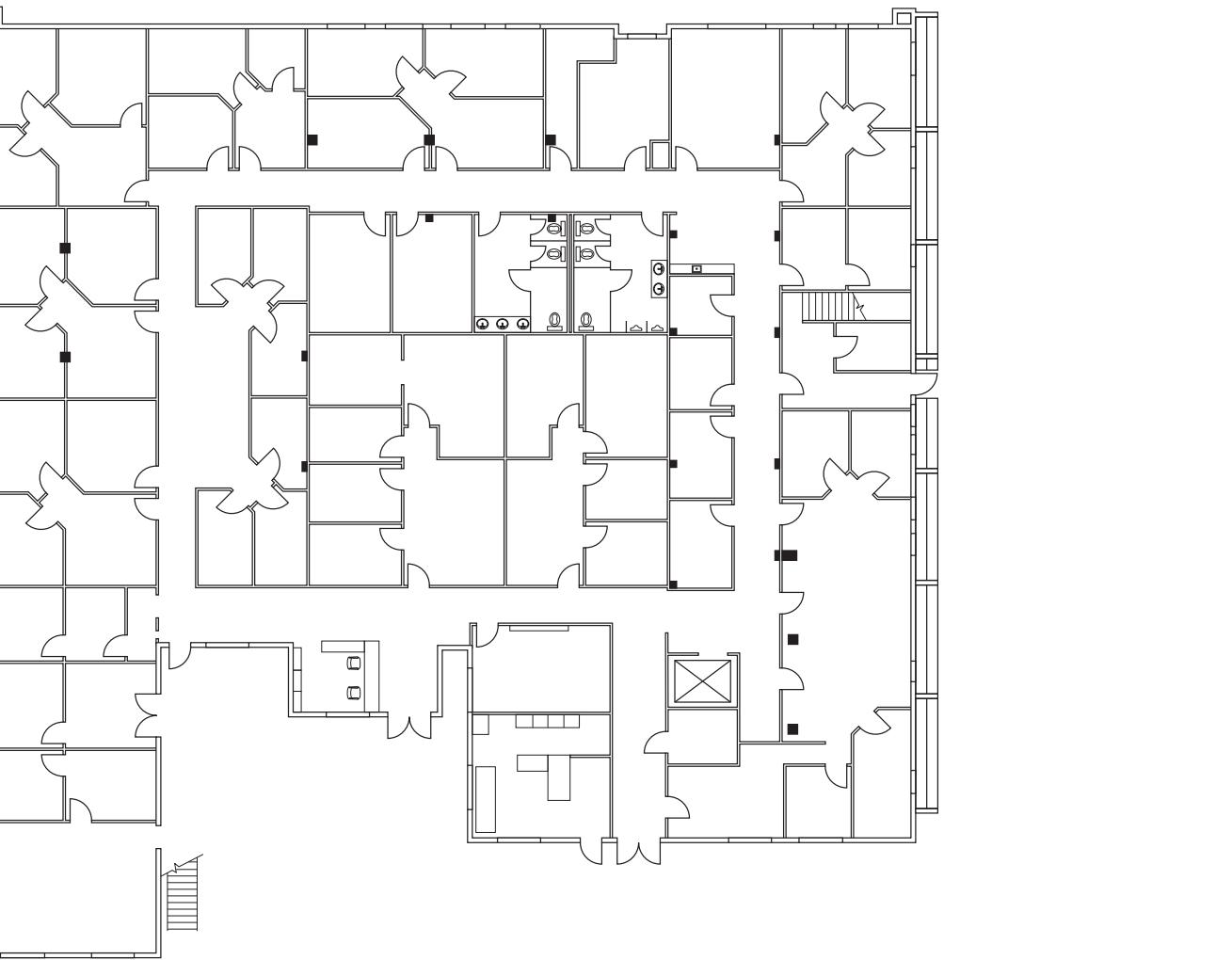
Property Highlights

-  Excellent Hollywood Media District location
-  Close proximity to Paramount Studios, Netflix and other major entertainment users
-  Ample indoor / outdoor space on 1st and 2nd Floors
-  Fully-gated and secured property
-  Excellent natural light
-  High-quality improvements throughout
-  New restrooms
-  Coffee shop / commissary
-  Private gym
-  Located in an Opportunity Zone
-  Future development potential
-  Potential to add revenue generating signage

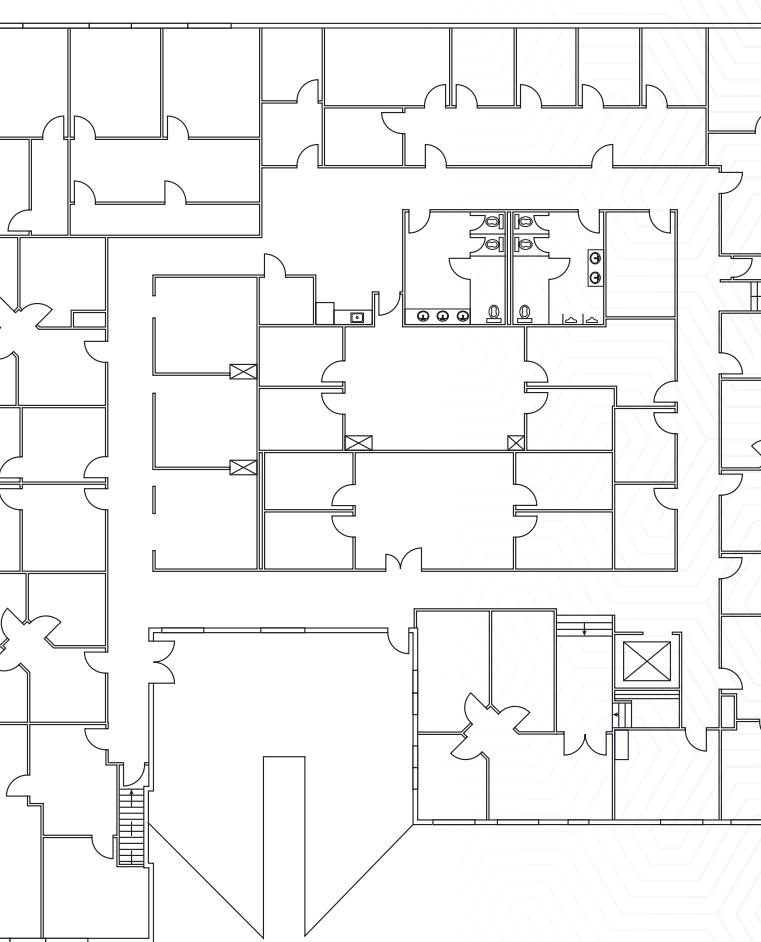
FLOOR PLANS

FLOOR PLANS

03



1st Floor



2nd Floor

OPPORTUNITY ZONE

04

DEVELOPMENT POTENTIAL

05

OPPORTUNITY FUND TAX BENEFITS

- + Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- + Step-up in Basis (up to 15%) Depending on Holding Period.
- + Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- + No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

Opportunity Zone Investments

DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.



2.5 YEARS

- + Must invest capital into property
- + Double acquisition cost, minus land basis

YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

YEAR 7 - YEAR 10

Taxable gain on the original investment is reduced by 15%.

HARD ASSESSMENT DATE:

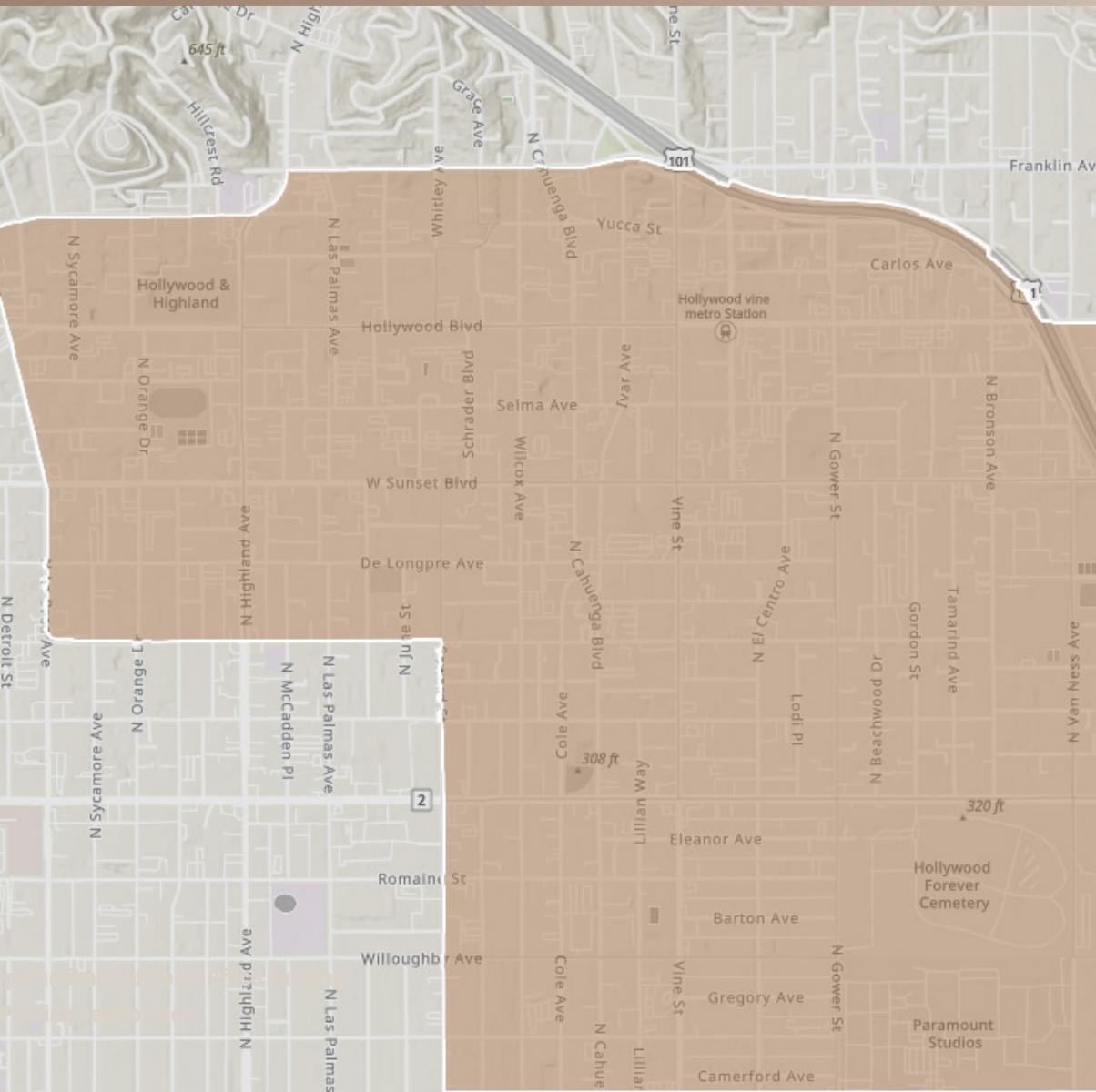
Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

YEAR 10 AND ONWARD

Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.

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6350 Santa Monica Blvd offers a buyer significant development potential through either adding a second phase of office space or mixed-use residential development. The Property's buildable area for office use is approximately 48,500 SF allowing a new owner the ability to add approximately 11,000 SF of additional office space and parking. Furthermore, with a mixed-use / residential development the Property's zoning has no height limit, allowing for significant vertical density based on zoning, FAR and parking requirements.



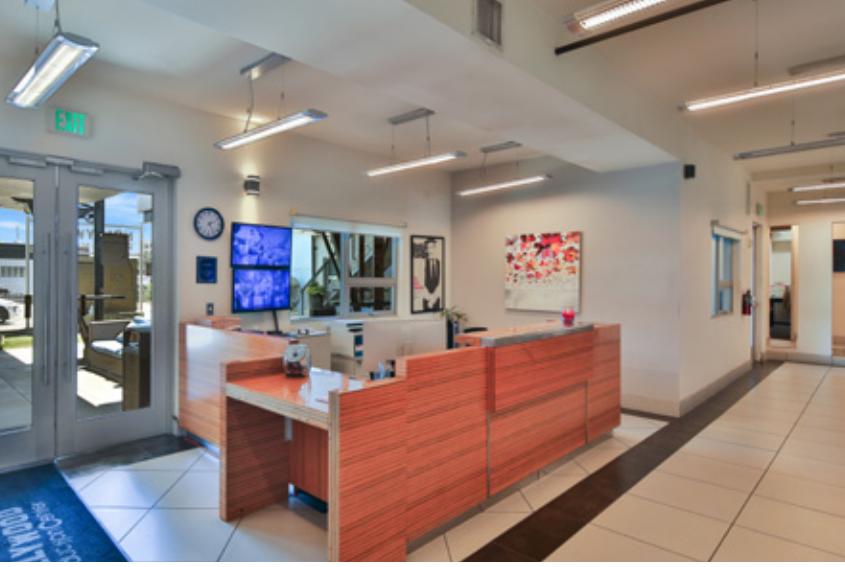
AMENITY MAP

06



ADDITIONAL PHOTOS

07



ADDITIONAL
PHOTOS

08



6350

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